149.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	726,500	/	726,500
USE VALUE:	726,500	/	726,500
ASSESSED:	726,500	/	726,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHUNG JEFFREY J & LILY
Owner 2:	
Owner 3:	
Street 1:	71 QUINCY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BURKE STEPHEN P -
Owner 2:	-
Street 1:	71 QUINCY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,395 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1703 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5395.000	319,200		407,300	726,500
Total Card	0.124	319,200		407,300	726,500
Total Parcel	0.124	319,200		407,300	726,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.60 | /Parcel: 426.6

Legal Description

User Acct 97807

GIS Ref

GIS Ref

Insp Date 06/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 149.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	319,200	0	5,395.	407,300	726,500	726,500	Year End Roll	12/18/2019
2019	101	FV	241,600	0	5,395.	407,300	648,900	648,900	Year End Roll	1/3/2019
2018	101	FV	247,500	0	5,395.	360,700	608,200	608,200	Year End Roll	12/20/2017
2017	101	FV	247,500	0	5,395.	302,600	550,100	550,100	Year End Roll	1/3/2017
2016	101	FV	214,600	0	5,395.	302,600	517,200	517,200	Year End	1/4/2016
2015	101	FV	202,600	0	5,395.	261,800	464,400	464,400	Year End Roll	12/11/2014
2014	101	FV	202,600	0	5,395.	253,100	455,700	455,700	Year End Roll	12/16/2013
2013	101	FV	202,600	0	5,395.	240,900	443,500	443,500		12/13/2012

!11614!

PRINT

Date	Time
12/11/20	01:45:35

LAST REV

Date	Time
08/06/18	15:34:59

apro

11614

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURKE STEPHEN P	67653-418		7/20/2016		669,000	No	No		
	21412-211		9/1/1991		177,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2015	1727	Porch	6,495					
5/22/1996	209		22,000					ADD BATH-DECK

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
4/11/2017	SQ Returned	EMK	Ellen K
11/8/2008	Meas/Inspect	189	PATRIOT
4/24/2000	Inspected	263	PATRIOT
11/18/1999	Measured	268	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	97807
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5395		Sq. Ft.	Site		0	70.	1.08	8									407,296						407,300	

Total AC/HA: 0.12385 | Total SF/SM: 5395 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 407,296 | Spl Credit | Total: 407,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26655889
Const Adj.:	0.98000199
Adj $ / SQ:	155.154
Other Features:	87500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392106
Depreciation:	72932
Depreciated Total:	319174

COMMENTS

SCUTTLE SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB 1

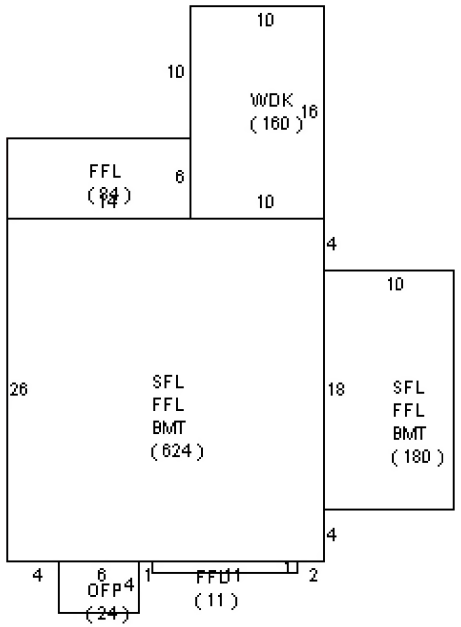
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.15
Special Features:	0	Val/Su Net:	118.62
Final Total:	319200	Val/Su SzAd	187.43

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	899	155.150	139,483
BMT	Basement	804	46.550	37,423
SFL	Second Floor	804	155.150	124,744
WDK	Deck	160	12.010	1,921
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	2,691			Total:	304,606
Size Ad	1703	Gross Are	2691	FinArea	1703

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	